

# **IV. Public Hearing**

- A. CUP 17-0001- Request for a Conditional Use Permit for five Townhouses in an R-5 Transitional Residential Zoning District at 115 Givens Lane. The request is submitted by Balzer & Associates on behalf of Ratcliff Corner, LLC .**
  - 1. Staff presentation**
  - 2. Applicant presentation**
  - 3. Public Comment**
  - 4. Applicant Rebuttal**
  - 5. Commission Motion and Discussion**
  - 6. Commission Action**

# **CUP17-0001 – Ratcliff Corner Townhouses in the R-5 Transitional Residential District**

- **Applicant Agent: Balzer & Associates**
- **Owner: Ratcliff Corner LLC (Timothy A. Lawrence)**
- **Location: 115 Givens Lane**
- **Tax Parcel: 167-24 (50,51, 52, 53)**
- **Size: 4 vacant lots = 0.79 acres**
- **Zoning: R-5 Transitional Residential**

# **CUP17-0001 – Ratcliff Corner Townhouses in the R-5 Transitional Residential District**

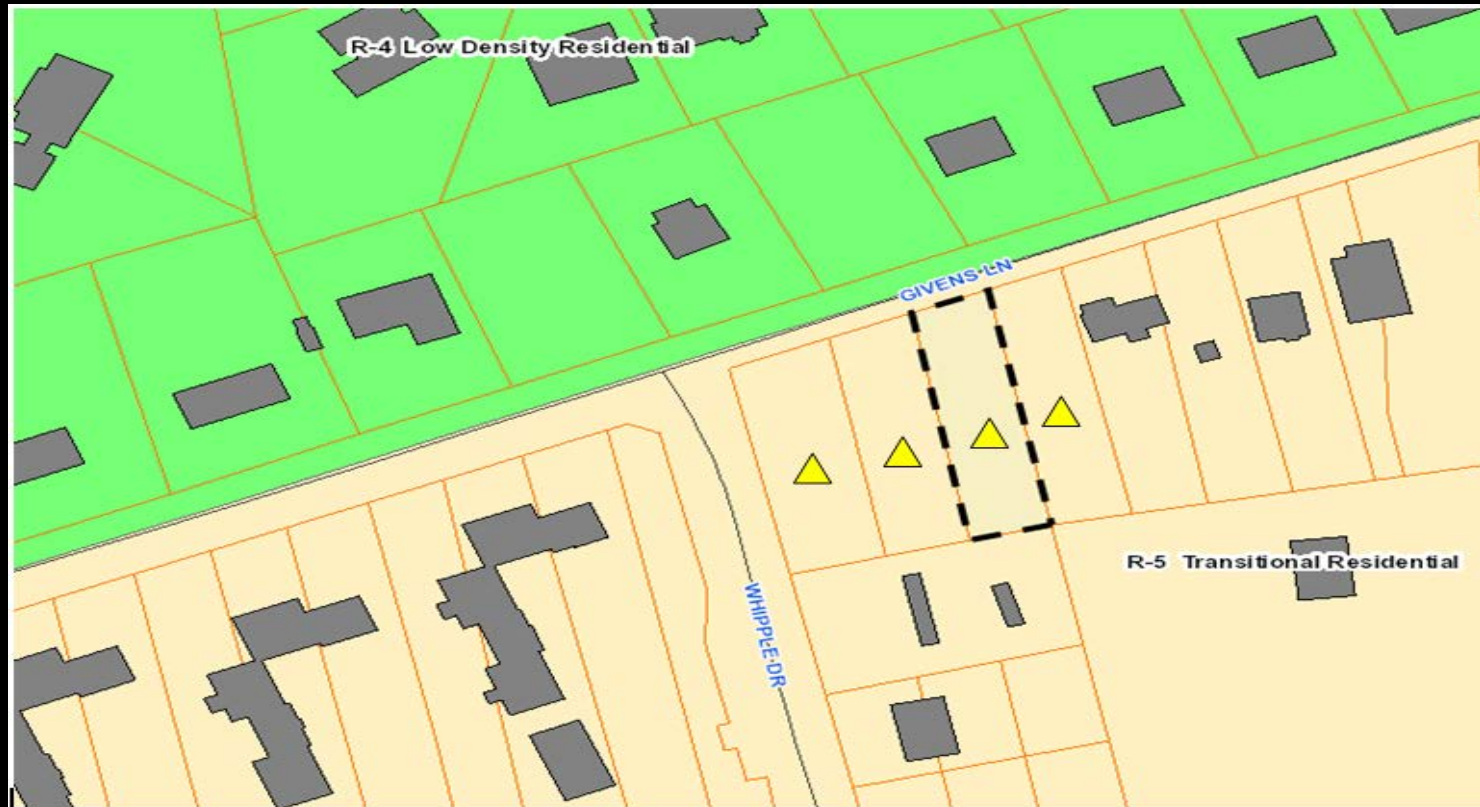
- **Background:**

- Prior existing single family house
- Previously demolished, currently vacant
- Has existing access from Whipple Drive
- Property is 12 to 15 feet lower than Givens Lane

# Southeast corner of Givens Lane and Whipple Drive

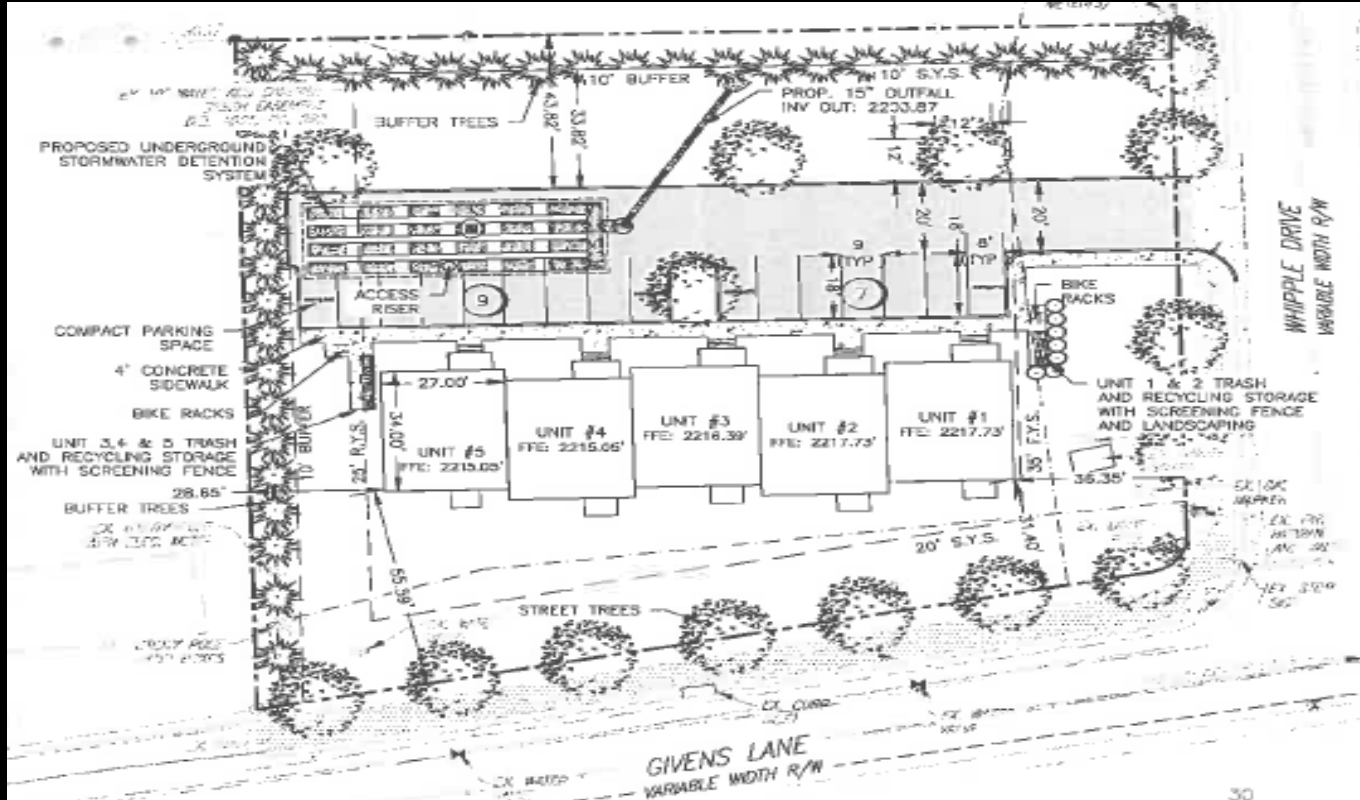


# R-5 Transitional Residential





# Site Layout – 5 Townhouses



# Evaluation of Condition Use Permit

- Conformance to the Comprehensive Plan, or to specific elements of the Plan, and to official Town policies adopted in relation thereto, including the purposes of the Zoning Ordinance.
- Adherence to minimum adverse impact on the surrounding neighborhood or community. The proposal as submitted shall not cause adverse impacts.

# Comprehensive Plan

- **Future Land Use Designation: Medium Density Residential**
- **R-5 is one of the typical implementing zoning districts for Medium Density Residential**
- **Townhouses are allowed in the R-5 district with an approved Conditional Use Permit**



# Front View from Parking Lot



RC TOWNHOMES

SCHEMATIC RENDERING

TOWN OF BLACKSBURG  
MONTGOMERY COUNTY, VIRGINIA

24150026.00

25 APRIL 2017  
PRELIMINARY



# Rear View – Givens Lane



RC TOWNHOMES

TOWN OF BLACKSBURG  
MONTGOMERY COUNTY, VIRGINIA

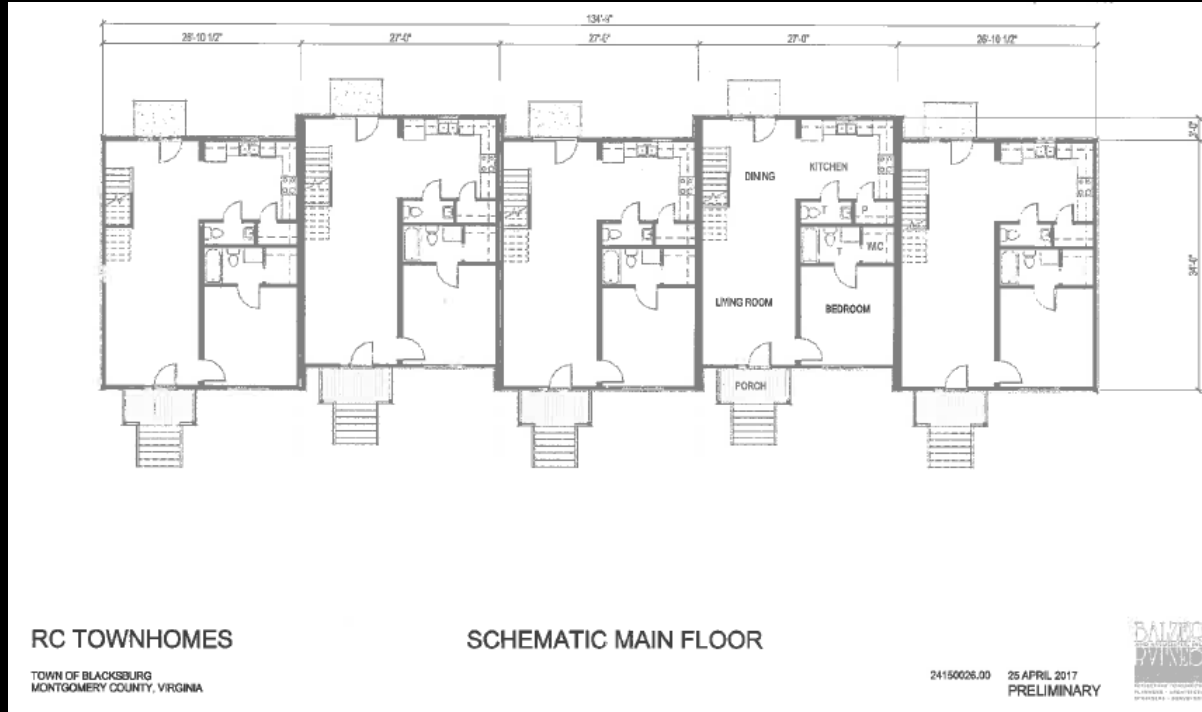
SCHEMATIC RENDERING

24150026.00

25 APRIL 2017  
PRELIMINARY



# 1<sup>st</sup> floor, Living Room, Dining Area, Kitchen, Pantry, Half Bath, Bedroom with Bathroom & WIC



# 2<sup>nd</sup> Floor – Laundry (Washer & Dryer) 2 Bedrooms with Bathrooms & WIC



RC TOWNHOMES

TOWN OF BLACKSBURG  
MONTGOMERY COUNTY, VIRGINIA

SCHEMATIC UPPER FLOOR

24150026.00 25 APRIL 2017  
PRELIMINARY



- **No adverse impacts are anticipated due to traffic, parking, external lights, noise, dust, drainage, water quality, air quality, odor, fumes and vibrations.**
- **Project will submit a site plan for review by staff**
- **Project will replat the existing four (4) -25 foot wide lots to vacate or relocate the existing lot lines.**

# **Meeting/Work Sessions/Hearings**

**Neighborhood Meeting: April 13**

**Planning Commission Work Session: April 18**

**Planning Commission Public Hearing: May 2**

**Town Council Work Session: May 16, 11:00 am**

**Town Council Public Hearing: June 13, 7:30 pm**



# **CUP17-0001 – Ratcliff Corner Townhouses in the R-5 Transitional Residential District**

- **Summary:**
  - **Discretionary decision**
  - **Conditions may be applied**
  - **Evaluated per §1183 of the Zoning Ordinance**
    - **Conformity to Comprehensive Plan & Zoning Ordinance**
    - **Mitigation of any adverse impacts**

# **Recommended Conditions:**

- 1) The property shall be developed in substantial conformance with the CUP application dated March 1, 2017, and the updated plan and building renderings stamped "Received April 25, 2017, Planning and Engineering Department".**
- 2) The applicant shall replat the existing four lots, in order to vacate or relocate the existing lot lines internal to the project.**

# Ratcliff Corner Townhouses

